

ZONING BOARD OF ADJUSTMENT

AGENDA
April 11, 2023
7:30 P.M.

1. FLAG SALUTE
2. SUNSHINE LAW
3. ROLL CALL
4. PUBLIC COMMENT
5. Amend/Approve Minutes of March 28, 2023
6. Order of Business:

Z.B. 21-6754 Vision Marlboro, LLC- Continued Public Hearing seeking Use Variance approval to construct a storage facility consisting of three total buildings. 2, two story buildings, 1, one story office building with a new full movement driveway located at Tennent Road Block 172, Lots 58 & 59 located within the LC Zone.

Z.B. 21-6758 Tahir Mohammad-Public Hearing seeking a Use Variance and Preliminary and Final Site Plan approval to construct a 13,337 s.f. mosque with driveway and garage building being converted to an office, located at 449 Tennent Road Block 300, Lot 58 located within the R-80 zone.

7. Resolution:

Z.B. 23-6802 Sebos Properties- Memorialization an Interpretation to confirm or deny that the storage building is a permitted accessory use to the general construction office located at 52 Tennent Road Block 120, Lot 18 within the C-2 zone.

Motion to adjourn

ZONING BOARD OF ADJUSTMENT

AGENDA

June 13, 2023

7:30 P.M.

1. FLAG SALUTE
2. SUNSHINE LAW
3. ROLL CALL
4. PUBLIC COMMENT
5. Amend/Approve Minutes of May 23, 2023
6. Order of Business:

Z.B. 21-6758 Tahir Mohammad-Public Hearing seeking a Use Variance and Preliminary and Final Site Plan approval to construct a 13,337 s.f. mosque with driveway and garage building being converted to an office, located at 449 Tennent Road Block 300, Lot 58 located within the R-80 zone.

HAS BEEN POSTPONED INDEFINITELY, NEW NOTICING WILL BE REQUIRED.

Z.B. 19-6697 Northeastern-Public Hearing seeking a one year extension of the Preliminary and Final Site Plan approval granted December 8, 2020 to construct a car wash building located at Route 79 and School Road West, Block 351, Lot 2 & 3 within the C-2 zone.

Z.B. 23-6807 Travis Lamberson-Public Hearing seeking a Bulk Variance to expand the existing deck and to construct a roof above the deck, located at 64 Brown Road, Block 170, Lot 49 within the LC zone.

Z.B. 23-6808 Litman-Public Hearing seeking Bulk Variance approval to construct a one story addition including a front porch cover, and an enlarged rear deck located at 3 Nelson Street Block, 134 Lot 20 within the R30/20 zone.

Z.B. 23-6809 Badalov- Pubic Hearing seeking a Bulk Variance to install an in-ground pool with concrete patio located at 15 Bennett Court, block 331 lot 62.07 within the R-20 zone.

Z.B. 23-6804 Jain- Continued Public Hearing seeking Use Variance approval to construct a 5 bedroom single family home with attached 3 car garage located at 11 Hobart Street, Block 223 Lot 16 within the C-1 zone.

Z.B. 22-6794 Outfront Media, LLC- Continued public hearing seeking an interpretation of the Zoning Officers determination on August 18, 2022 stating no light emitting LED billboards, video billboards,

pulsating or animated billboards shall be permitted. If the Board should agree with the Zoning Officer, the Applicant would seek the necessary use variance to replace both faces of the existing billboard located at 1 Route 9 Block 175, Lot 1 within the C-4 Zone.

7. Resolution:

Z.B. 16-6570A Collier Services-Memorialization granting approval to amend the condition of approval to allow the use of the six temporary classrooms for an additional five years located at Pleasant valley Road, Block 153, Lot 38 & 47 within the CF zone

Z.B. 23-6805 DiMarco-Memorialization granting Bulk Variance approval to exceed permitted lot coverage of existing pool and patio located at 14 Rosen Drive Block 268.02, lot 7 within the FRD zone.

Motion to adjourn

ZONING BOARD OF ADJUSTMENT

AGENDA

March 26, 2024

7:30 P.M.

1. FLAG SALUTE
2. SUNSHINE LAW
3. ROLL CALL
4. PUBLIC COMMENT
5. Amend/Approve Minutes of March 12, 2024
6. **Z.B. 23-6834 Paul and Margret Steinberg**-Public Hearing seeking Bulk Variance approval to construct a 6-foot x 6-foot timber pergola in the front yard to be attached to existing dwelling and an in-ground swimming pool with hot tub in the rear yard, located at 31 Gary Drive Block, 299, lot 54 within the FRD zone.

Z.B. 21-6758 Tahir Mohammad-Public Hearing seeking a Use Variance and Preliminary and Final Site Plan approval to construct a 13,337 s.f. mosque with driveway and garage building being converted to an office, located at 449 Tennent Road Block 300, Lot 58 located within the R-80 zone.**Will not be heard, it will be carried to May, 2024, date TBD with new noticing. Date will be announced at meeting tonight.** *NO*
7. Resolutions:

Z.B. 23-6826 Miro Properties-Public Hearing seeking Bulk Variance approval to construct a two story SFD with attached garage, located at 16 Lloyd Road block, 126, lot 1 within the R-30/20 zone.

Z.B. 22-6794 Outfront Media, LLC- Memorialization granting a use variance to replace both faces of the existing billboard located at 1 Route 9 block 175, lot 1 within the C-4 Zone
8. Executive Closed Session to discuss V Arc litigation

Motion to adjourn:

ZONING BOARD OF ADJUSTMENT
AGENDA
December 10, 2024
Held at Township Recreation Center
1996 Recreation Way Marlboro NJ 07746

7:30 P.M.

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1. FLAG SALUTE
 2. SUNSHINE LAW
 3. ROLL CALL
 4. PUBLIC COMMENT
 5. Amend/Approve Minutes of November 12, 2024

6. **Z.B. 22-6778 Wooleytown Associates, LLC**-Public Hearing seeking a Use Variance and Preliminary and Final Major Site Plan to construct a two story 3000 square foot office building, a 15,000 foot flex space building with 35 parking spaces located at 4 Wooleytown Road, Block 120, Lot 47 within the C-2 zone. Application has been placed on hold. No new date will be announced. Once a new date is announced new noticing will be done.

Z.B. 21-6758 Tahir Mohammad-Continued Public Hearing seeking a Use Variance and Preliminary and Final Site Plan approval to construct a 13,337 s.f. mosque with driveway and garage building being converted to an office, located at 449 Tennent Road Block 300, Lot 58 located within the R-80 zone. CARRIED TO MARCH 11, 2025 WITH NEW NOTICING.

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7. Resolution:

Z.B. 24-6852 Franlee Olivares-Memorialization granting Bulk Variance approval to construct an in-ground pool with paver walkway, vinyl pool fence and associated pool equipment located at dwelling with additional patios in the front and rear yard, located at 12 Gary Drive, block 297 lot 3 within the FRD zone.

Z.B. 24-6846 Dimple and Pushpendra Khaira- Memorialization granting a Bulk Variance to construct an addition existing dwelling expansion of first floor and addition of a second floor with a covered front porch, rear deck and a 2 car detached garage located at 315 Route 79 block 169, lot 13 within the LC zone.

Z.B.24-6855 414 Texas Road- Memorialization granting Amended Preliminary and Final Site Plan and Use Variance to construct a one

story flex warehouse and office located at 414 Texas Road block **lot27**
within the LC zone.

2024-06-2025 Calendar Dates Approval

Motion to adjourn:

ZONING BOARD OF ADJUSTMENT
AGENDA
March 11, 2025
7:30 P.M.

1. FLAG SALUTE
2. SUNSHINE LAW
3. ROLL CALL
4. PUBLIC COMMENT
5. Amend/Approve Minutes of February 25, 2025
6. **Z.B. 24-6851 Vision Marlboro, LLC**-Public Hearing seeking a Use Variance to construct a storage facility located at Tennent Road across from Peregrine Drive, block 172 lots 58 & 59 within the A/LC zone. Carried to March 25, 2025 with no new noticing

Z.B. 21-6758 Tahir Mohammad-Continued Public Hearing seeking a Use Variance and Preliminary and Final Site Plan approval to construct a 13,337 s.f. mosque with driveway and garage building being converted to an office, located at 449 Tennent Road Block 300, Lot 58 located within the R-80 zone. CARRIED TO APRIL 8, 2025 WITH NEW NOTICING.

Z.B. 24-6864 Sarfraj Pagarkar- Public Hearing seeking Bulk Variance approval to remove in-ground pool and construct a 72 foot x 50 foot sports court located at 65 Deerfield Road, block 180 lot 83.43 within the R40/30 zone.

Z.B.24-6857 Marlboro Office Building-Public Hearing seeking a Use Variance to change existing office building to an adult autism day center, located at 281 Route 79, block 168 lot 1 within the C-2 zone.

Z.B. 25-6871 Murali Kusam-Public Hearing seeking Bulk Variance approval to construct an in ground pool and pickle ball court located at 14 Monarch Path block 119, lot 25.17 within the R20/15 zone.

Z.B.23-6822 Suncrest Builders- Continued Public Hearing to approve a Bulk Variance to construct a two story dwelling located at Bartram Road Block 268 Lot 51 within the R-20 zone.
7. Resolutions:
Z.B.24-6866 Anne Smith-Memorialization granting a Bulk Variance approval permit the previously constructed pavilion located at 14 Evergreen, block 329 lot 7 within the R-20 zone.

Z.B.24-6867 Lila Kanouse- Memorialization granting a Bulk Variance to construct a 481 square foot building addition to rear of house located at 29 Marlboro Street, block 126 lot 34 within the R30/20 zone.

Motion to adjourn:

ZONING BOARD OF ADJUSTMENT

AGENDA

June 24, 2025

Held at Township Recreation Center
1996 Recreation Way Marlboro NJ 07746

7:30 P.M.

CANCELLED

1. FLAG SALUTE
2. SUNSHINE LAW
3. ROLL CALL
4. PUBLIC COMMENT
5. Amend/Approve Minutes of May 27, 2025
- 6.

Z.B. 21-6758 Tahir Mohammad-Continued Public Hearing seeking a Use Variance and Preliminary and Final Site Plan approval to construct a 13,337 s.f. mosque with driveway and garage building being converted to an office, located at 449 Tennent Road Block 300, Lot 58 located within the R-80 zone.

7. Resolution:

Z.B. 24-6840 Marlboro 9 Developers-Memorialization granting approval to develop the site with a Wawa market, fueling station, 3 underground fuel tanks, parking spaces, trash enclosure, walkways, retaining wall, curbing, basin,, signage, lighting and landscaping located at 15 & 34 Route 9, block 176 lot 15 within the C-4 zone.

Z.B. 24-6851 Vision Marlboro, LLC-Memorialization denying a Use Variance to construct a storage facility located at Tennent Road across from Peregrine Drive, block 172 lots 58 & 59 within the A/LC Zone.

Z.B.23-6822 Suncrest Builders- Memorialization granting a Bulk Variance to construct a two story dwelling located at Bartram Road Block 268 Lot 51 within the R-20 zone.

Z.B. 24-6849 Habib Hassan-Memorialization granting a Bulk Variance approval to construct a two story dwelling with 7 bedrooms, 9 bathrooms an attached garage, driveway, deck and covered patio located at 65 Falson Lane block 146, lot 13 within the LC zone.

Z.B.25-6870 Paul Jones Holding, LLC-Memorialization granting a Use Variance approval with waiver of site plan details, to add a food trailer, located at 34 Route 9, block 176 lot 15 within the C-4 zone

Z.B. 24-6855A 414 Texas Road-Memorialization to approve an Amended Preliminary and Final Site Plan and Use Variance to construct a flex warehouse building to include 18,621 square feet of warehouse space, 25,-29 square feet of pickleball space and 6,409 square feet of office space, with two new driveways, 185 parking spaces, lighting, landscaping trash enclosure and stormwater management basins located at 414 Texas Road block 146, lot 27 within in LC zone.

Motion to adjourn:

**TOWNSHIP OF MARLBORO
1979 TOWNSHIP DRIVE
MARLBORO, N.J. 07746-2299
(732) 536-0200 EXT.1217
FAX: (732) 972-5301**

MARLBORO TOWNSHIP ZONING BOARD OF ADJUSTMENT

Please be advised that the June 24, 2025 meeting for Application ZB 21-6758 Tahir Appearing before Zoning Board of Adjustment, has been CANCELLED.

The next scheduled hearing of application ZB21-6758 Tahir, will be September 30, 2025. The hearing will be held at the Township Recreation Center 1996 Recreation Way at 7:30pm